

FINAL PLAT
BEHRENDT SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA.

NW COR. NW1/4 SW1/4 SEC. 5-T15N-R10E
FOUND A BRASS CAP FLUSH WITH THE ASPHALT SURFACE.
E 31.16' TO A GOD SPIKE IN THE N-FACE OF A POWER POLE
W 29.50' TO A GOD SPIKE IN THE N-FACE OF A POWER POLE
NNE 67.60' TO A GOD SPIKE IN THE TOP OF A FENCE POST
SE 47.90' TO A GOD SPIKE IN TOP OF A FENCE POST
ON THE CENTERLINE OF 264TH STREET

NE COR. NW1/4 SW1/4 SEC. 5-T15N-R10E
FOUND A 1-1/2" (OD) OPEN TOP PIPE 1.0' DEEP.
SW 44.65' TO A GOD SPIKE IN TOP OF A CORNER FENCE POST
WSW 39.47' TO A GOD SPIKE IN TOP OF A BRACE POST
W 6.96' TO THE E-FACE OF A STEEL FENCE POST AT THE GROUND SURFACE
ESE 36.00' TO THE N-FACE OF A STEEL FENCE POST AT THE GROUND SURFACE
W 7.0' +/- TO A FENCE LINE NORTH
S 24.0' +/- TO A FENCE LINE & OLD TREE LINE EAST

PERIMETER DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER; THENCE N00°00'00"E (ASSUMED BEARING) ON THE WEST LINE OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 1287.33 TO THE SOUTHWEST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN A COURT DECREE, DOCKET NO. 535, PAGE 341, SAID POINT BEING 35.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER AND THE POINT OF BEGINNING; THENCE N89°19'48"E ON THE SOUTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL PARALLEL WITH AND 35.00 FEET DISTANCE FROM THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER WHEN MEASURED AT RIGHT ANGLES, A DISTANCE OF 1321.93 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER, SAID POINT BEING 35.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER; THENCE S69°10'17"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER SOUTHWEST QUARTER, A DISTANCE OF 1007.79 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND PREVIOUSLY DESCRIBED AND RECORDED IN DEED BOOK 2003, PAGE 4542; THENCE N00°00'00"E ON THE EAST LINE OF SAID PREVIOUSLY DESCRIBED PARCEL PARALLEL WITH SAID WEST LINE, A DISTANCE OF 309.00 FEET TO THE NORTHEAST CORNER OF SAID PREVIOUSLY DESCRIBED PARCEL; THENCE S89°10'17"W ON THE NORTH LINE OF SAID PREVIOUSLY DESCRIBED PARCEL AND ITS WESTERLY EXTENSION, A DISTANCE OF 314.87 FEET TO A POINT ON SAID WEST LINE, THENCE N00°00'00"E ON SAID WEST LINE, A DISTANCE OF 978.33 FEET TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 36.78 ACRES, MORE OR LESS, INCLUDING 1.12 ACRES TO BE DEDICATED AS PUBLIC ROAD RIGHT-OF-WAY.

SURVEYOR'S CERTIFICATE:

I, GARY L. SIEDSCHLAG, A REGISTERED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEBRASKA, HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION FOR THE SUBDIVISION DESCRIBED HEREON AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL CORNERS OF SAID BOUNDARY SURVEY AND ALL LOT CORNERS WITHIN SAID SUBDIVISION.

GARY L. SIEDSCHLAG, RLS 517
10/26/27

DATE:



SURVEY RECORD REPOSITORY
RECEIVED
NOV 06 2007
County DOUGLAS
338-070

DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, BEHRENDT BROS., LLC., BEING THE OWNERS OF THE LAND DESCRIBED HEREON AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS, TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "BEHRENDT SUBDIVISION", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE HEREBY DEDICATE TO THE PUBLIC, FOR PUBLIC USE THE STREET AS SHOWN HEREON, AND WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, QUVEST CORPORATION AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSSARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

CHARLES R. BEHRENDT, MANAGER, BEHRENDT BROS., LLC.

ACKNOWLEDGEMENT OF NOTARY:

STATE OF NEBRASKA)
COUNTY OF DOUGLAS) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2007, BY CHARLES R. BEHRENDT, MANAGER, BEHRENDT BROS., LLC., ON BEHALF OF SAID BEHRENDT BROS., LLC.

NOTARY PUBLIC

APPROVAL OF VALLEY CITY PLANNING COMMISSION:

THIS PLAT OF "BEHRENDT SUBDIVISION" WAS APPROVED BY THE CITY PLANNING COMMISSION OF VALLEY, NEBRASKA, ON THIS _____ DAY OF _____, 2007.

CHAIRMAN, CITY OF VALLEY PLANNING COMMISSION

APPROVAL OF VALLEY CITY COUNCIL:

THIS PLAT OF "BEHRENDT SUBDIVISION" WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF VALLEY, NEBRASKA ON THIS _____ DAY OF _____, 2007.

MAYOR

CITY CLERK

REVIEW BY THE VALLEY CITY ENGINEER:

THIS PLAT OF "BEHRENDT SUBDIVISION" WAS REVIEWED BY THE VALLEY CITY ENGINEER THIS _____ DAY OF _____, 2007.

VALLEY CITY ENGINEER

REVIEW BY THE DOUGLAS COUNTY ENGINEER:

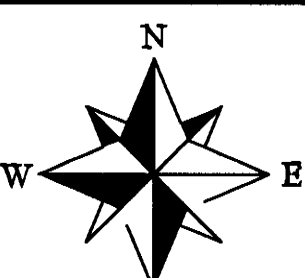
THIS PLAT OF "BEHRENDT SUBDIVISION" WAS REVIEWED BY THE DOUGLAS COUNTY ENGINEER THIS _____ DAY OF _____, 2007.

DOUGLAS COUNTY ENGINEER

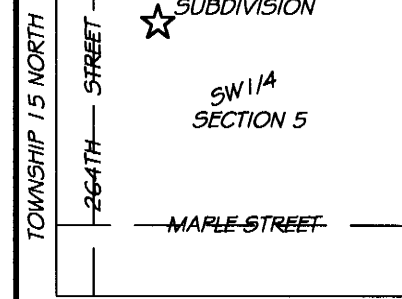
DOUGLAS COUNTY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT THE RECORDS OF MY OFFICE SHOW NO TAXES DUE OR DELINQUENT UPON THE LAND DESCRIBED IN THE PERIMETER DESCRIPTION AS APPEARS ON THIS PLAT AS OF THIS _____ DAY OF _____, 2007.

DOUGLAS COUNTY TREASURER



VICINITY SKETCH
DOUGLAS COUNTY
NEBRASKA
RANGE 10 EAST



GLS SURVEYING, INC.

1618 SHAMROCK BL. VD. YUTAN, NE 68073

OFFICE: (402) 625-2692 CELL: (402) 618-9133

FINAL PLAT

BEHRENDT SUBDIVISION

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA.

SHEET: 1 OF 1

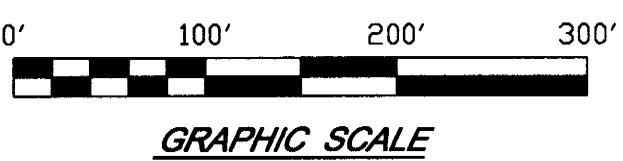
CLIENT NAME: CHARLIE BEHRENDT

PROJECT NUMBER: 30 - 1501

DATE: AUGUST 06, 2007

FIELD BOOK: DOUGLAS COUNTY #5

SCALE: 1" = 100'



GRAPHIC SCALE

LEGEND

- MONUMENT FOUND (50' REMAINS, UNLESS NOTED OTHERWISE)
- MONUMENT SET (50' REMAINS, UNLESS NOTED OTHERWISE)
- TEMPORARY POINT
- C.T.P. CRIMPED TOP PIPE
- O.T.P. OPEN TOP PIPE
- C. COMPUTED DISTANCE
- D. DECEDED DISTANCE
- M. MEASURED DISTANCE
- P. PLATTED DISTANCE
- R. RECORDED DISTANCE

NOTE: ALL BEARINGS ARE ASSUMED

ZONING:

CURRENT: AGRICULTURAL

PROPOSED: TRANSITIONAL AGRICULTURAL

BUILDING SETBACKS:

- 40' FRONT YARD
- 40' REAR YARD
- 30' SIDEYARD
- 35' MAXIMUM STRUCTURE HEIGHT

FEDERAL EMERGENCY MANAGEMENT AGENCY:

NATIONAL FLOOD INSURANCE PROGRAM:
FLOOD INSURANCE RATE MAP: PANEL NO. 162 OF 360, MAP NUMBER=31055C0162H,
EFFECTIVE DATE: DECEMBER 02, 2005
FLOOD ZONE AO

NOTES:

- ALL LOTS SHALL ACCESS 264TH STREET.
- OMAHA PUBLIC POWER RIGHT OF WAY EASEMENT FILED SEPTEMBER 24, 1948 IN BOOK 237, PAGE 415.
- EASEMENT TO OMAHA PUBLIC POWER DISTRICT FILED FEBRUARY 12, 1955 IN BOOK 297 AT PAGE 133.